

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
August 4, 2010

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, August 4, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman  
Mary Bartlett  
Thomas Sanders  
Hall Hammond, Alternate  
Andrew Herdeg, Alternate

Members Absent:

Susan Wilson –Vice Chair  
Gregg Chislett

Staff Members Present:

Brenda Jimenez, Administrative Assistant  
Nathan Lester, Building Official  
Brian Chandler, Community Development Director

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The meeting was called to order by Mr. Orr at 5:46 p.m.

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Mr. Hall made a motion to approve the minutes from July 7, 2010 as submitted. Mr. Sanders seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Bartlett, Sanders, Hammond, Herdeg  
AGAINST: None

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**CASE NO. 2127**

**417 Kokomo, Application of Michael Beaty, owner, requesting a variance on the property located at 417 Kokomo, CB 4050 BLK 81 LOT 24, 25 & 26, zoned SF-a to provide a total side yard setback of 19'-0" instead of the 21'-0" minimum per Sec. 3-15(1).**

Mr. Lester presented the case to the Board. Michael Beaty, owner, explained his case to the board and proceeded to pass out handouts. Mr. Hammond asked how many feet was being requested. Mr. Beaty stated since there is no driveway side, he was told it would have to be minimum of 21 feet. Mr. Sanders asked what the City's interpretation of no driveway was. Mr. Lester stated they would need to meet in the middle to equal the total minimum required. Mr. Sanders asked if the applicant had talked with the neighbors. Mr. Beaty stated he and his wife had delivered information to neighboring mailboxes and most of the feedback concerned the access along the alley. Mr. Orr stated the City had received 2 emails regarding the request, one from the Diggs family and one from the Bennett family. Mr. Orr proceeded to read the email from the Bennetts. Ms. Bartlett asked what the minimum alley size was for city vehicles. Mr. Lester stated the garbage trucks would be the only ones to use the alley and the minimum was 10 feet, but a standard alley is 12 feet. Mr.

Herdeg asked if there was to be a fence on the back property line. Mr. Beaty said there would not be for access in the alley. Elizabeth Diggs, 355 Albany, expressed her concerns to the Board about access in the alley, water drainage, and being able to exit her garage. She expressed concern with the high volume of impervious coverage and if water would drain into her property. Mr. Orr asked if the City was concerned with any drainage issues. Mr. Lester stated that he had made a site visit and whether there was a curb placed or not, the water would continue to drain down the alley and that the neighboring properties were elevated. Mr. Hammond expressed that he agreed a curb was better than a fence but the Board needed to determine what the hardship was. Ms. Bartlett stated that the property was 6 feet less than a typical lot, which affected their setbacks. Mr. Orr asked how would a garbage truck turn into the alley. Mr. Lester stated they would have to back out. Mr. Beaty stated he had spoken to Patrick Sullivan, Assistant Public Works Director, and he said the garbage trucks would have to access the alley by backing up and driving out to not drive onto his property.

Mr. Herdeg made a motion to approve Case No. 2127 for a 19'-0' total side yard setback. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:  
FOR: Orr, Bartlett, Sanders, Hammond, Herdeg  
AGAINST: None

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There being no further business, the meeting was adjourned at 6:35 p.m.

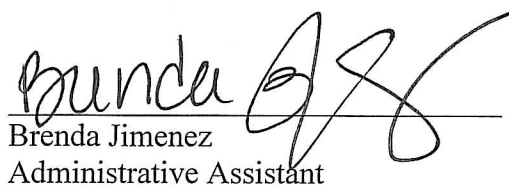
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Bill Orr  
Chairman

10-7-10  
Date Signed & Filed



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Brenda Jimenez  
Administrative Assistant